



**City of Wausau  
Community Development  
Department**

**ACTION PLAN**

**PROGRAM YEAR  
2018**

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

2018 represents the fourth year of the City of Wausau's 2015 – 2019 Consolidated Plan.

#### 2. Summarize the objectives and outcomes identified in the Plan

The objectives and outcomes that were identified in our 2018 Plan are consistent with the needs identified in the City's 5-Year Consolidated Plan. We continue to strive to assist the lowest income category in housing, neighborhood resources and through public service activities. Economic Development is still a high priority and are starting to see the business climate change - existing businesses now willing to expand and new businesses ready to take a chance on a new dream. We are anticipating 2018 to continue in seeing increases in both homeownership activities and new business startups.

Homelessness continues to rise in Wausau. Marathon County Housing and Homeless Coalition released their 10-year Plan to end Homelessness at the end of 2015. This plan discussed why people become homeless in the first place and what hurdles they have to overcome in order to secure suitable housing again. We will continue to work with Representative Sean Duffy's Hunger and Homelessness Annual Summits which discusses ground breaking pilot programs that assist with the homeless and underemployed. In most cases, education/counseling/mentoring is the way to success. Additional funding is needed to assist with case management for these clients as just "cutting a check" is no longer a long-term answer. Many of the public service activities approved for funding address those needs at different angles. It will be interesting to follow all of these agencies to see which philosophy works better than the others.

Neighborhood Revitalization is also an on-going activity. Wausau has several Neighborhood Associations that are located in income-qualifying census tracts. All these neighborhoods have their own strengths and challenges. Staff will continue to work with them to identify their needs and develop programs/projects to address these challenges.

The Sidewalk Replacement program assists to replace deteriorated, unsafe sidewalks in low income areas. 2018 identified an area that not only serves a very-low income census tract, but also serves as our Transit System's main depot. Through this program this neighborhood will have safe, walkable sidewalks again and new curb cuts that will comply with ADA standards.

Blight elimination remains a high priority. Even though the financial crisis, for the most part, is behind us, there are still abandoned, blighted properties throughout the City. We will continue to work with our Inspections Department and Marathon County to identify these properties in hopes of redeveloping them into viable properties again. Sometimes it requires the building to be demolished before something better can happen, sometimes it may need extensive rehabilitation to make it livable again.

### **3. Evaluation of past performance**

Housing and Neighborhood Revitalization are high on the City's priority list. The Homeowner Rehabilitation Loan Program continues to be popular and aims to assist low-income households to better their homes in energy-efficiency, safety hazards, and non-code compliant issues. The past couple of years the waiting list has dwindled due to Homeowner's continuing to be over mortgaged or facing possible foreclosures. These situations take time to better themselves. The good news is that we are starting to see housing values rise and the housing market returning to a seller's market. The bad news is that with the economy being on the upswing, contractors are so busy it is difficult to get necessary bids for our homeowners. Many contractors don't need the extra layer of paperwork necessary to bid a government assisted project.

Clients requesting assistance for economic development projects have started to increase in activity. CDBG funding is utilized to assist new business startups and business expansion. This past year we have had more contact with such clients and anticipate that trend to continue. These activities take time to cultivate and may take years to get a business/client where they need to be to feel comfortable in starting a business or expanding their existing one. McDevco (our Economic Development arm of the City) has received more requests for funding this past year and it looks like that will continue. Reporting back from such recipients of Economic Development type loans continues to be a struggle. We are looking at ways to encourage those clients to complete the necessary paperwork after the loans have been given.

Homelessness continues to be an issue. We have partnered with several housing agencies and continue to fund the Transitional Housing program – called Hand to Hand Housing. Homeless families are given a place to stay for free for up to six months. During that time, they work with case managers to develop plans and overcome obstacles that had landed them homeless. We have discovered many hurdles along the way and will continue to work together to "iron out them out". We have identified an agency (Northcentral Community Action) that will take over the program as the City-owned building that has provided the housing for this program will be going away this next year due to a redevelopment plan. This will give the agency time to partner with local landlords who are willing to provide the apartments to help these clients.

### **4. Summary of Citizen Participation Process and consultation process**

The Community Development Citizens' Advisory Committee consists of thirteen citizens that are appointed by the Mayor. Our committee plans the Block Grant application process and is responsible for allocating the annual Block Grant funding towards eligible activities. In preparation of each program year, two public hearings are held to receive Community Development Block Grant and Public Hearing concerns. The committee takes those comments, reviews funding request, and works together to make recommendations of funding for the coming year. Their recommendations are forwarded on to the City of Wausau's Finance Committee and then on to the City's Common Council for approval. After the Citizen's Advisory Committee develops their plan and before Council approval, the proposed plan is advertised in the Wausau Daily Herald as well as posted on the City of Wausau's web page to accept comments. Any comments that are received are passed on to the appropriate body and added to the proposed Action Plan for that program year.

Two Informational Sessions are held for anyone wishing to understand the process better. In addition, mailings are sent to all non-profits who received funding in the past and those who had mentioned they were interested throughout the year providing them with information and deadlines to apply for funding. This year we worked with several new agencies throughout the application processes. It is always exciting to learn about other agencies in the Wausau area and to see how we can work together for a common goal.

## **5. Summary of public comments**

Twelve organizations attended the public hearings and requested funding – programs from homelessness providers, the Hmong American Center, youth programs and public facility activities. We were excited to hear from two new organizations with three new programs this year. A third public hearing was held after the final allocation numbers were released since the actual funding amount is more than 10% greater than what was initially anticipated. No additional comments were received during this public hearing.

## **6. Summary of comments or views not accepted and the reasons for not accepting them.**

N/A – no comments were received that were not accepted by the agency.

## **7. Summary**

Twelve organizations attended the public hearings and requested funding – programs from homelessness providers, the Hmong American Center, youth programs and public facility activities. We were excited to hear from two new organizations with three new programs this year. The Citizen's Advisory Committee struggles each year with the public service activities because all the agencies who speak at the public hearings have such great programs that assist the community as a whole. Deciding who gets funding and who doesn't is always a difficult decision and no one leaves the Working Session feeling 100% happy.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
City of Wausau	Tammy Stratz, Community Development Manager	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Wausau Community Development is the lead agency for the Community Development Block Grant Funds. We work with several sub-recipients throughout the year to achieve the goals set out in this plan.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Community Development Department works very closely with all non-profit organizations throughout the City of Wausau and Marathon County as a whole. Working in collaboration with these agencies make all of us do a better job to better understand the needs of the community and find ways in which we can work together to tackle some of the tough issues out there; for example, lack of transportation, need for living wage jobs, need for additional affordable housing, and the ever increasing homeless population, to name a few.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The actions that will take place in 2018 are as follows:

\* Continue the partnership with Marathon County Health Department to derive ways to decrease the number of children affected by lead based paint poisoning. The need for additional contractors is high in this area and we are both trying to find ways to encourage additional contractors to become lead certified abatement contractors. This is a very hard up-hill battle.

\*Continue working with Northcentral Health Care with providing housing for special needs clients. The City owns two properties. Bissell Street is a group home for severely handicapped males. Fulton Street is a six-unit complex with houses adults with cognitive disabilities but are able to live on their own with some assistance. Northcentral Health Care staff is on both sites 24/7 to assist with the needs of these tenants.

\*Continue the transitional housing program (Hand in Hand Housing)- a collaboration with Northcentral Community Action, Salvation Army, Women’s Community, and Catholic Charities. This year Northcentral Community Action will take over the placement of the families which are currently housed a four-unit apartment building owned by The City of Wausau. Families will be provided housing for 6-12 months while they work on the issues that created the homeless situation. The long term hopes is that the families will become self-sufficient and be able to take over the existing lease so they don’t have to relocate again. This creates better stability with the family – especially with children so they don’t have to continue to change schools.

\*Continue to work in partnership with Catholic Charities to assist in funding their new program Beyond Shelter. This program takes the most chronic homeless males and provides them with a real “home”. Clients are provided long-term housing while they work on their issues that may have initially caused and still cause their homeless situation. These clients are allowed to stay as long as they need until they are ready to make it on their own. Catholic Charities has two locations for this program and are hoping to acquire a third this coming year.

\*Continue working in partnership with the Community Development Authority to possibly turn public housing tenants into homeowners.

\*Adaptive Communities is a new agency starting the 2018. With the assistance of CDBG funding, this agency is opening a facility that adults with special needs ages 18 – 64 can come during the day and learn self-help, social and life skills.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Community Development Department assists Catholic Charities with funding of their pilot program - Beyond Shelter. This program takes the most chronic homeless males and provides them with a real “home”. Clients are provided long-term housing and case management while they work on whatever has initially caused and may still cause their homeless situation. These clients are allowed to stay as long as they need until they are ready to make it on their own. Catholic Charities has two locations for this program and are hopeful to open up their third locations this year.

Staff works with the Salvation Army to assist their Homeless Shelter. Their clients are required to work/go to school/apply for jobs/etc. for 35 – 40 hours a week. As a part of that requirement, at least 10 hours must go towards volunteering. The client is only allowed to stay up to 90 days and they have a lot of work to get done in those 90 days in order to find long-term housing. The current Salvation Army buildings are no longer suitable for today’s clientele. The Army is starting a new Outreach Program which will provide services that do not qualify to stay at the shelter. Clients are able to access the shower and laundry facilities and are provided case management, food assistance and other programs to try to better their situations.

Staff will continue the Hand in Hand Program which collaborates with Northcentral Community Action, Salvation Army, Women’s Community and Catholic Charities. This program works with homeless families to provide temporary housing for these families while they work with case managers to overcome hurdles and better their situation so they can afford permanent housing. This year, the program will be taken over by Northcentral Community Action who will, in turn, work with local landlords to provide the necessary housing. In this case, the clients should be able to take over the lease once they graduate from the program so they do not need to find housing – they can stay where they are which will provide stability for their family.

All of these programs have found that the way out of homelessness is through in-depth case management. Most clients need to have someone who they are accountable to – someone to encourage necessary changes, to assist in developing goals, and to follow through on those goals. Case management is critical - that is why we have continued funding for case management for the Hand in Hand Housing program.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Wausau does not receive ESG funding.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.**

See the table on the next page to see the organizations that participated in the 2018 CDBG process.

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

There are no agencies that were not consulted with that staff is aware of.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

1	<b>Agency/Group/Organization</b>	NORTH CENTRAL COMMUNITY ACTION PROGRAM
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	North Central Community Action works with all different types of housing issues - from security deposits and/or rental payments, homelessness, and working with clients to identify their needs. Staff works closely with them with the Hand in Hand Housing Program.
2	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Homeless Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff works with the Salvation Army with funding for their Homeless Shelter. The City of Wausau owns the property in which the Transitional Housing Pilot Program is being utilized at. Staff works very closely with them on this program.
3	<b>Agency/Group/Organization</b>	CATHOLIC CHARITES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catholic Charities operates the local Warming Shelter for homeless adults and their new Beyond Shelter Program for extremely chronic homeless males. They also provide services through their Project Step Up Program which is a mentoring program to assist their clients develop goals to become self-sufficient. They are part of the collaboration of the Hand in Hand Housing Program.

4	<b>Agency/Group/Organization</b>	THE WOMEN'S COMMUNITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Women's Community operates an Emergency Shelter for victims and their families of domestic abuse. They are also a partner of the Hand to Hand Housing Program.
5	<b>Agency/Group/Organization</b>	UW EXTENSION – MARATHON COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Service-Fair Housing Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The UW-Extension works with community leaders to find ways to assist residents in many areas of need. They operate Budgeting Classes, Bank ready classes, Landlord/tenant classes, education classes across the board. Community Development staff works with them to develop programs to assist with the financial education of clients.
6	<b>Agency/Group/Organization</b>	WISCONSIN JUDICARE
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Wisconsin Judicare is the fair housing guru of Marathon County. Staff works with them for fair housing issues, fair housing complaints, tenant/landlord issues. We also worked with them with our now stagnant Rental Licensing ordinance.
7	<b>Agency/Group/Organization</b>	BIG BROTHERS BIG SISTERS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Needs of the Youth

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Big Brothers Big Sisters of Marathon County has the pulse of our children and the local schools. They work with all ages of youth to partner their "littles" with "bigs". Staff has worked with them with funding to continue their program in low income public schools.
8	<b>Agency/Group/Organization</b>	UNITED WAY OF MARATHON COUNTY
	<b>Agency/Group/Organization Type</b>	Regional organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The United Way of Marathon County provides crucial information in their annual Life Report which discusses the un-met needs of the community. They developed a Housing and Homeless Coalition which is tackling ending homelessness in Marathon County. These are just a few of the areas staff works with the local United Way.
9	<b>Agency/Group/Organization</b>	MARATHON COUNTY HEALTH DEPARTMENT
	<b>Agency/Group/Organization Type</b>	Housing Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Marathon County Health Department and Community Development partner through their Lead Prevention Team meetings. They discuss identifying lead hazards in homes and how to eliminate them so children are no longer exposed to these hazards. They also developed the Housing and Hoarding Coalition whose goal was to better assist citizens who have a hoarding issue.
10	<b>Agency/Group/Organization</b>	NORTH CENTRAL HEALTH CARE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	North Central Health Care Center provides staff to assist handicapped (both physical and mental) persons so they can live semi-independently. Community Development owns three different buildings of which their clients are able to live. North Central Health Care then provides 24/7 care to these individuals. Staff is constantly told that North Central Health Care needs more facilities like we have to house their clients.
11	<b>Agency/Group/Organization</b>	WAUSAU COMMUNITY DEVELOPMENT AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Market Analysis Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Wausau Community Development Authority operates the Housing Voucher programs, 46-scattered sites for public housing, Riverview Towers (elderly and disabled housing for income-eligible households) and Riverview Terrace (assisted-living units for income-qualifying households). Staff works closely together for the housing needs of the community and the lack of decent, affordable housing.
12	<b>Agency/Group/Organization</b>	CHILDREN'S HOSPITAL OF WISCONSIN COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Needs of our Youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Children's Hospital of Wisconsin operates the Head-Start and In-Home Parenting Skills programs throughout Marathon County. Their programs consist of in-house parenting and children's education from birth to age 4 - to make sure the children are school ready once they enter pre-kindergarten or kindergarten. Community Development has assisted with funding for this program for our Wausau clients.
13	<b>Agency/Group/Organization</b>	B.A.. ESTHER GREENHECK FOUNDATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Business and Civic Leaders Foundation

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The B.A. Ester Greenheck Foundation assists with funding for the Transitional Housing Pilot Program. The foundation pays the rent on behalf of the client so the client can concentrate on bettering their situation so they can find and maintain long-term housing. The foundation agrees that strong case management is needed to assist the client in making right choices and to make them accountable for their actions.
14	<b>Agency/Group/Organization</b>	JUDD S. ALEXANDER FOUNDATION
	<b>Agency/Group/Organization Type</b>	Housing Business and Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Blight Reduction

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Judd S. Alexander Foundation has offered funding for several City programs including Downpayment Assistance for police officers purchasing homes within the City of Wausau's corporate limits. They also assist with the first funding for purchase of blighted properties along the 2nd, 3rd, 1st and Short Street corridors. This area is in the process of being redeveloped and bringing vitality back to the neighborhood.
15	<b>Agency/Group/Organization</b>	WAUSAU AREA HMONG MUTUAL ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Service - Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy Needs of the Youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Wausau Hmong American Center (FKA Wausau Area Hmong Mutual Association) works with the Hmong/Laotian citizens in Marathon County. They focus on the needs of their clients - from education, English-as-a-second-language classes, workforce development, housing, and youth programs. Community Development worked with them with the translation of Fair Housing pamphlets into Hmong. We also worked with them in collaboration with housing - rehabilitation projects, code enforcement and fair housing issues.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

As the above chart reflects, Community Development staff works with many agencies throughout the greater Wausau Area to better identify the needs of our community. Working together not only identifies the needs of the community, it insures there is less duplication of services.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

This year two Informational Sessions were held on September 7<sup>th</sup> and 12<sup>th</sup>. In addition, mailings/e-mails were sent to all non-profits who received funding in the past and those that had mentioned they were interested throughout the year providing them with dates and deadlines for applying for funding. Three organizations attended to discuss the possibility of applying for funding and the steps involved. Staff worked closing with all organizations to get them ready for the application process.

Two public hearings were held to accept public comments on the proposed plan, public housing and the needs of the community. Those public hearings were held on October 4<sup>th</sup> and October 9<sup>th</sup>. Twelve organizations attended and requested funding. We were excited to hear from two new organizations this year with three new possible programs. As usual, the public service activities received more requests than we are able to serve due to the 15% cap.

The proposed funding plan was advertised in the Wausau Daily Herald on December 1, 2017. It was also placed in the lobby of City Hall and uploaded to the City's website as an "Announcement". No comments were received from this initial plan.

The actual CDBG funding amount was received in the Community Development Department on April 27, 2018. The final allocation was surprisingly over 10% of the anticipated amount. Therefore, another public hearing was held on Monday, May 14, 2018 and advertised accordingly. No one submitted comments during this public hearing. The Citizen's Advisory Committee re-allocated the additional funding. The proposal was then sent to the City of Wausau's Finance Committee and Common Council for final approval.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting/ Informational Sessions	Minorities Non-English Speaking - Specify other language: Spanish/ Hmong  Persons with disabilities  Non-targeted/broad community	Two Informational Sessions were held to answer any questions regarding Community and Public Housing Needs as well as the Community Development Block Grant process. Three organizations attended.	Requesting information as to best apply for Community Development Block Grant for possible blight elimination program, programs to assist with recently released inmates, and a new program to assist with adults with special needs.	NONE	<a href="http://www.ci.wausau.wi.us/Portals/0/Departments/Com Dev/Documents/2018_Information_Sheet.pdf">http://www.ci.wausau.wi.us/Portals/0/Departments/Com Dev/Documents/2018_Information_Sheet.pdf</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearings	Minorities Persons with disabilities Non-targeted/ broad community Residents of Public and Assisted Housing	A total of twelve organizations attended one or both Public Hearings. All were requesting funds from the Community Development Block Grant Funds.	The need for additional resources for public service activities. There are always more dollars requested in this category than the 15% maximum can fund.	NONE	<a href="http://www.ci.wausau.wi.us/Portals/0/Departments/Council/Archives/Boards%20Committees%20Commissions/Citizens%20Advisory%20Committee/2017/CDBG_20171004_Agenda.pdf">http://www.ci.wausau.wi.us/Portals/0/Departments/Council/Archives/Boards%20Committees%20Commissions/Citizens%20Advisory%20Committee/2017/CDBG_20171004_Agenda.pdf</a>  <a href="http://www.ci.wausau.wi.us/Portals/0/Departments/Council/Archives/Boards%20Committees%20Commissions/Citizens%20Advisory%20Committee/2017/CDBG_20171009_Agenda.pdf">http://www.ci.wausau.wi.us/Portals/0/Departments/Council/Archives/Boards%20Committees%20Commissions/Citizens%20Advisory%20Committee/2017/CDBG_20171009_Agenda.pdf</a>  <a href="http://www.ci.wausau.wi.us/Home/Calendar/tabid/95/ModuleID/459/ItemID/3748/mctl/EventDetails/Default.aspx">http://www.ci.wausau.wi.us/Home/Calendar/tabid/95/ModuleID/459/ItemID/3748/mctl/EventDetails/Default.aspx</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper ad	Non-targeted/ broad community	Not sure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of the direct invite by staff.	No comments received	NONE	N/A
4	City of Wausau website	Non-targeted/broad community	Not sure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of the direct invite by staff.	No comments received	NONE	<a href="http://www.ci.wausau.wi.us/Home/Calendar/tabid/95/ModuleID/459/ItemID/3326/mctl/EventDetails/Default.aspx">http://www.ci.wausau.wi.us/Home/Calendar/tabid/95/ModuleID/459/ItemID/3326/mctl/EventDetails/Default.aspx</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Wausau has received HOME funds for many years from the State of Wisconsin through their competitive grant cycles. The HOME funds are used for downpayment assistance loans, new construction or rehabilitation of single family homes and rehabilitation of rental properties. These funds have been utilized and recycled over and over. Currently we have no new funds – just program income funds that will allow these programs to continue.

The City of Wausau had received Neighborhood Revitalization Funds (NSP1) and continues to recycle those funds. We utilize these funds to purchase foreclosed, vacant properties of which we rehabilitate and sell or demolish, rebuild and sell. We will continue to use these program income funds until the funds are exhausted. The recycled funds will become CDBG program income funds once the State of Wisconsin has received direction as to how to close out these contracts.

The City of Wausau was the beneficiary of a \$30,000 grant from a local foundation to assist police officers to purchase homes within a targeted area. \$10,000 can be utilized by three officers to purchase homes. The loan is forgiven if the officer lives in the home for ten years. To date we have been able to assist 19 officers to purchase homes within the City's limits.

The City of Wausau has been successful in obtaining Brownfield Remediation Grants through the DNR, EPA and Marathon County to assist with the clean-up of the Riverfront. We hope these funds can assist in other brownfield areas as they are identified.

The City of Wausau has targeted funds from an expired TIF for the new Live It Up Wausau downpayment assistance program. Funding is between \$10,000 and \$15,000 and is used to assist with the downpayment of purchasing a home located within the corporate limits of Wausau. These funds are not geared for income qualified households; however, it is used as an economic development tool which promotes homeownership with employers. Employers partner by providing a donation to the Live It Up Program. All their employees are then eligible for assistance. All homes must be deemed affordable to the homebuyer and they must perform and report the home repairs they make during the life of the forgivable loan.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
1	CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$583,650	\$100,000	\$557,549	\$1,241,199	\$795,000	Annual allocation of Community Development Block Grant Funding with the anticipated loan repayments through our Homeowner Rehabilitation revolving loan fund.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds are leveraged through all the non-profits that are successful in receiving Community Development Block Grant funding to assist with their programs. Every dollar of CDBG funding is matched ten times through the non-profits local funding and fund raising.

The City of Wausau must match 25% of the HOME funding we receive. This is easily achieved through the Downpayment Program with the Federal Home Loan Bank’s Downpayment Plus program, the City of Wausau’s Live It Up Program and local lender’s individual downpayment assistance programs for income qualifying new homebuyers. The funding is also leveraged through the first mortgage and the homebuyer’s contribution into purchasing the home. CDBG does not require matching funds, but through the fund raising and local contributions CDBG tends to be easily matched ten times over the amount given towards projects.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Wausau purchases properties for different reasons – blight elimination, redevelopment or economic development opportunities. Community Development utilizes Neighborhood Stabilization Program (NSP) program income to purchase foreclosed, vacant properties with the goal of rehabilitation/demolition/rebuilding and selling to an income qualified household. TIF funds can be utilized to purchase blighted properties in approved TIF Plans for demolition and redevelopment. Currently the following properties are city owned:

2408 Gowen Street – blighted property that was razed and lot is for sale for a new single family home to be built.

906 S. 7th Avenue – vacant lot from where a house burned down. Lot is for sale for a single family home to be built.

1019 W. Bridge Street – vacant lot from where a house burned down. Lot is for sale for a single family home to be built

1215 Prospect Avenue – City received this property back in lieu of foreclosure. The property was offered for sale “as is” but received no offers. Northcentral Technical College partnered with Workforce Development for a construction training program to train out-of-work students in the carpentry trade. They utilized the building and performed work in it during late winter/early spring. The City of Wausau held the property in hopes of a Phase II, which didn’t happen. Bids were solicited from contractors to finalize the home to resell. If all goes well, the project will be awarded early 2018.

1328 Torney Avenue – another property the City took back in lieu of foreclosure. This property was determined blighted and needed to be torn down. The lot is now being offered for sale for redevelopment for an income-qualified household purpose. The City is also looking at this site for a new single family home to be built on. Plans are being prepared – project is dependent on funding.

206 N. 6<sup>th</sup> Avenue – property that Marathon County took over due to delinquent real estate taxes which was determined to be severely blighted and not worth what the taxes were owed. The City purchased at a reduced price with NSP funds and was demolished. The vacant lot is currently for sale for redevelopment for an income qualified occupant.

115 S. 6<sup>th</sup> Avenue – a single family home in which the City foreclosed upon in 2017. After review of the property it was determined that it was a good candidate for rehabilitation. Bids were requested late 2017 with the anticipation of awarding the contract in early 2018 for the renovations to begin and then resale to an income qualifying homebuyer.

101-103 Short Street – City foreclosed four-unit rental property. It is currently being used for the Hand in Hand Housing for transitional housing/rapid re-housing type of programs to assist the homeless. This

building is located in a redevelopment area and is anticipated to be torn down later in 2018 to make room for the development.

The City has purchased several properties using local foundation funds and TIF funds along the Bridge Street, Short Street, 3rd Street – 1st Street corridor. The properties that were purchased were primarily rental properties that the landlords no longer wished to maintain. This area is part of a redevelopment plan in which the City released a Request for Proposal. The winning developer started building late 2017. They have shown an interest in several of the remaining lots if the sale of the brownstones goes well.

Riverfront properties – City purchased in order to clean up the contaminated soils and redevelop into mixed use properties and economic development opportunities as well as a public park. A request for Proposals was released. A developer was chosen to build mix-use buildings. Staff is working with the approved developer with hopes that construction will start in early 2018.

401 & 415 S.1st Avenue – vacant commercial buildings on gateway into Wausau’s downtown. Revitalization of this property is for economic development opportunities. 401 was demolished but 415 has a lot of potential. A Request for Proposals will be released with hopes that the winning developer will close on the property in early 2018 to start renovations for the proposed project.

## **Discussion**

The City of Wausau has a Property Disposition Program in which vacant properties are posted for sale. Council will evaluate each proposal as they come in to determine if the proposed buyer’s plans for the property meet the goals of the City. The goal is that many of these vacant lots will have single-family homes built on it. The City is willing to “donate” the value of the lot if the buyers follow through with these plans. We are excited to see how successful this program is.

The City of Wausau, whenever possible, provides funding to sub-grantees in which the money will be repaid and recycled. This allows programs to assist additional clientele throughout the years versus once the funding is disbursed, it is gone. Staff is constantly looking for additional funding sources to make projects successful. Matching federal funds with state and local funds assist projects to go farther and to be completed faster.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Brownfield Remediation/ Blight Remediation	2015	2019	Economic Development	City-wide	Economic Development Concerns Neighborhood Concerns	CDBG: \$75,000	Blighted properties remediated – 1 – 2 buildings
2	Job Creation	2015	2019	Economic Development	City-wide	Economic Development Concerns	CDBG: \$100,000	Jobs created/retained: 6-8 Jobs
3	Homeowner Rehabilitation	2015	2019	Affordable Housing	City-wide	Housing Concerns	CDBG: \$56,950	Homeowner Housing Rehabilitated: 4 Household Housing Unit
4	Street /Sidewalk Reconstruction	2015	2019	Affordable Housing Public Facility	Census Tract 1	Housing Concerns	CDBG: \$150,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 130 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Service Activities	2015	2019	Public Service	City-wide	Diversity Concerns Health Care Concerns Homeless Concerns Neighborhood Concerns Youth/Education Concerns	CDBG: \$85,000	Public service activities for Low/Moderate Income Housing Benefit: 179 Households Assisted
6	Administration	2015	2019	Administration	N/A	N/A	CDBG - \$116,700	N/A

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Blight Elimination
	<b>Goal Description</b>	Blight Elimination can be used to assist with the purchase of blighted properties, the testing and/or clean-up of contaminated sites, the demolition of blighted buildings.
2	<b>Goal Name</b>	Job Creation
	<b>Goal Description</b>	Economic Development continues to be a high priority for Wausau. This fund assists low-income start-up businesses, small business expansion or other economic development activities.
3	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	The City's Homeowner Rehabilitation Program is the cornerstone of the Block Grant funding. This program assists income-qualifying homeowners make the necessary repairs to keep their properties code-compliant, safe and energy efficient.

<b>4</b>	<b>Goal Name</b>	Street/Sidewalk Reconstruction
	<b>Goal Description</b>	2018 Funding will assist with the replacement of deteriorated sidewalks located in a low-income census tract/block group. The corners will be replaced with ADA compliant accessibility. Community Development Block Grant funds will only assist the residential properties along these streets - no commercial buildings will receive funding. The Block Grant funding will erase the special assessment amount each property owners needs to pay towards this project.
<b>5</b>	<b>Goal Name</b>	Public Service Activities
	<b>Goal Description</b>	The 2018 Block Grant program year allocated \$85,000 towards Public Service Activities. These activities include funding for, Catholic Charities program (Beyond Shelter), The Salvation Army's Outreach Program, Hmong American Center's Youth programs, Open Door of Marathon County, Adaptive Communities, and Hand in Hand Housing.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Wausau will utilize Block Grant allocations for the following projects for the 2018 year. All projects fall under the goals and objectives set forth in its 5-Year Consolidated Plan and have been approved through the City of Wausau’s Common Council prior to the Plan being submitted to our local HUD field office.

#### Projects

#	Project Name	Funded Amount
1	CD Administration	\$116,700
2	Homeowner Rehabilitation	\$ 56,950
3	Blight Elimination	\$ 75,000
4	Economic Development	\$100,000
5	Sidewalk Reconstruction	\$150,000
7	Adaptive Communities	\$ 15,000
8	Beyond Shelter	\$ 10,000
10	Salvation Army Outreach	\$ 15,000
12	Hand in Hand Housing	\$ 20,000
13	Hmong American Center	\$ 15,000
14	Open Door of Marathon County	\$ 10,000

Table 7 - Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Homeowner Rehabilitation Loan Program – Allocating priority for this program is high due to the cost of rehabilitating a home. With the City of Wausau’s housing stock being older, homes typically need more than one item repaired/replaced at a time. The homeowner may only wish to have their roof replaced, but through the inspection we find there are other safety items that need to be addressed. Often this is discouraging to the homeowner because they do not want to have to take out a larger loan for repairs they may not want to have done. But, with the federal funds, all repairs must be completed. This takes additional equity out of the home which may place the homeowner in a bad situation if they decide to sell within the next couple of years. Staff discusses this with the homeowner in great length so they understand all the loan guidelines and possible ramifications of following through with the program.

Economic Development – The Economic Development funds assist new and existing businesses develop and/or grow. The emphasis is job creation which assists low and moderate income persons find employment. The Block Grant regulations and reporting are obstacles for both businesses and the

City. The regulations make it very difficult for a small business to do what is expected for the little amount of funding that they might qualify for.

Blight Elimination – This project assists in funding the purchase and demolition of blighted properties. Again, the regulations and need to redevelop a property quickly can be an obstacle if it will take time to find the right type of development to take the place of the blighted property.

Sidewalk Reconstruction – This project assists with the costs of rebuilding damaged, unsafe sidewalks, and installing ADA accessible corners in an income qualifying neighborhood. The obstacle for this project is following the Davis Bacon wage rates and Section 3 guidelines. The reporting for both of these programs is burdensome on both the business and the City.

Adaptive Communities – This new program provides services to adults with special needs to better enrich life skills and enhance quality of life at a safe location located in the City of Wausau.

Beyond Shelter - This program is operated through Catholic Charities of La Crosse and is based on the Housing First model. This project houses chronic, homeless males – the “hardest to house” clientele in a home owned by the Catholic Diocese. Staff works on developing trust and then working with each client to address the reason(s) behind being homeless. These men live rent-free (or rent based on what they can afford) and can stay as long as they need in order to become self-sufficient again.

Salvation Army – Funding will assist the operation of their new Outreach Program which assists the homeless population that is not eligible to stay at the homeless shelter. The program consists of case management to attempt to overcome the hurdles that prevent them from being allowed in the shelter, and in the long run, overcome remaining homeless.

Hand in Hand Housing – This program funds the case management for the transitional housing program. Northcentral Community Action will work with local landlords to provide the units for families transitioning out of homelessness and works with a mentor to develop goals so they can build themselves back up and to be able to afford permanent housing – hopefully to take over the lease they are currently living under. Clients are assisted with the housing between 6 – 12 months; until they are able to afford the rent on their own. In addition, the case management program continues to ensure they don’t fall back into bad habits that may result them becoming homeless again.

Hmong American Center – Funding assists youth programs geared towards the Hmong/Laotian households. Participants are taught the importance of an education as well as self-confidence and the ability to want to continue their education and obtain a living wage job. These programs assist with homework and tutoring. It also teaches Hmong traditions since many of the youth are second or third generations of Americans and no longer respect/know the Hmong culture. The goal of these programs is to increase graduation rates and post-secondary school numbers.

Open Door of Marathon County – This program assists recently released inmates with basic need items. In many cases, inmates are released at 5:00 in the morning. They are released in the clothes that they were arrested in – sometimes not weather related materials – sometimes, without shoes. Open Door

provides them with a warm place to stay until other agencies open, a meal, necessary clothing, transportation, assistance in finding housing, and all other obstacles they may need to overcome. Willing clients are matched with a case manager that will assist them in developing a plan so they can become law abiding citizens and not end up back in jail again.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Adaptive Communities
	<b>Target Area</b>	City wide
	<b>Goals Supported</b>	Public Service Activities
	<b>Needs Addressed</b>	Special Needs Non-Housing needs
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funds to assist adults with special needs to learn social and life skills in a safe and caring environment. Assistance is at their new facility in Wausau; however, day trips to local businesses encourage the clients to be able to engage in the community.
	<b>Target Date</b>	6/01/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 special needs clients can be at the local facility at the same time. Activities consists of community outings that will encourage a higher level of independence and how to behave in a community setting.
	<b>Location Description</b>	The facility is located at 520 S. 17 <sup>th</sup> Avenue, Wausau
	<b>Planned Activities</b>	Activities include day trips to local businesses such as BiggBy Coffee to learn how to interact in the community, LandArt to learn gardening skills, Wausau Police Department to learn about community safety, People’s State Bank to learn about financing and how to save and pay bills
<b>2</b>	<b>Project Name</b>	Beyond Shelter – Catholic Charities
	<b>Target Area</b>	City wide
	<b>Goals Supported</b>	Public Service Activities

	<b>Needs Addressed</b>	Chronic Homelessness
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funding will assist Catholic Charities with their pilot program that houses the most chronic homeless males.
	<b>Target Date</b>	6/01/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 chronic homeless males
	<b>Location Description</b>	The individual males that this program assists are homeless males living on the streets of Wausau. The housing unit is also located in Wausau.
	<b>Planned Activities</b>	This program provides housing for chronically homeless males in Wausau by using the Housing First approach. Housing is on a long term basis and clients are working with a project coordinator to identify their needs that have kept them homeless. In many cases, it is mental illness, addictions, health issues and chronic unemployment. The goal is to keep the males at this location until they are ready to be independent again. Unlike other homeless programs, there is no time limit placed on how long they can stay and continue to work on their goals.
<b>3</b>	<b>Project Name</b>	HAND IN HAND HOUSING
	<b>Target Area</b>	City wide
	<b>Goals Supported</b>	Public Service Activities
	<b>Needs Addressed</b>	Homeless Concerns
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide case management to families in the Hand in Hand Housing program
	<b>Target Date</b>	06/01/18

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8 families transitioning from homelessness into short-term housing.
	<b>Location Description</b>	The temporary location is 101 Short Street, Wausau with the hopes to expand to local landlords in the near future.
	<b>Planned Activities</b>	Activities consist of transitional housing for families coming from homeless shelters. These families will be assigned a case manager to work with them on their individual needs. Those needs can consist of financial education, job skills and finding a living-wage job, correcting credit issues, etc. This housing is provided for 6 -12 months to get the families back on their feet so they can successfully find and keep a new place to stay for long term.
4	<b>Project Name</b>	HMONG AMERICAN CENTER YOUTH PROGRAMS
	<b>Target Area</b>	City wide
	<b>Goals Supported</b>	Public Service Activity
	<b>Needs Addressed</b>	Youth concerns
	<b>Funding</b>	CDBG:\$15,000
	<b>Description</b>	Funding will assist the youth programs (H.M.O.N.G. and YES) the Hmong American Center offers their clients. These programs help steer youth and young adults towards educational success and steer them away from trouble.
	<b>Target Date</b>	06/01/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 – 40 youths/young adults
	<b>Location Description</b>	The center is located at 1109 6 <sup>th</sup> Street, Wausau

	<b>Planned Activities</b>	Students enrolled in these programs will receive educational guidance and tutoring and space to do their homework. They will be encouraged to engage in community activities as well as opportunities to develop leadership and communications skills.
5	<b>Project Name</b>	Salvation Army Outreach Program
	<b>Target Area</b>	Westies Neighborhood Association
	<b>Goals Supported</b>	Public Service Activities
	<b>Needs Addressed</b>	Homeless Concerns
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funding will assist the Salvation Army's Outreach Program which assists homeless clients who are not eligible to stay at the homeless shelter. Clients are matched with case managers to work on the hurdles they have that have kept them from finding and keeping permanent housing.
	<b>Target Date</b>	6/01/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 150 homeless individuals will be provided case management, food and clothing assistance, etc. to help get them back on their feet.
	<b>Location Description</b>	The shelter is located at 202 Callon Street, Wausau.
	<b>Planned Activities</b>	The primary goal for these activities is providing case management for those who do not qualify to stay at the shelter. Each client is assigned a case manager to work on the hurdles that have resulted in them in becoming homeless. Such activities may include the ability to use the shower and laundry facility, obtain clothing and food vouchers. Working towards their G.E.D. or higher education, signing up for benefits (disability, social security, W2, etc.), finding a living wage job so they can afford an apartment, connecting with treatment centers and/or counselors, etc.
6	<b>Project Name</b>	Open Door of Marathon County
	<b>Target Area</b>	Downtown Wausau

	<b>Goals Supported</b>	Public Service Activities
	<b>Needs Addressed</b>	Homeless Concerns Housing Concerns Economic Development Concerns Public Safety Concerns
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Open Door of Marathon County offers a place for newly released inmates to go to get proper clothing, a meal, and hope right after being released from jail.
	<b>Target Date</b>	6/01/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1100 individuals will be offered an opportunity to better themselves so they can become a productive citizen again.
	<b>Location Description</b>	The organization is located at 319 4 <sup>th</sup> Street, Wausau which is right across from the Marathon County Jail.
	<b>Planned Activities</b>	Clients of the Challenge Program are recently released Marathon County Jail inmates. The program is education based that will teach self-respect, self-reliance, and necessary job skills to get them back in the work force so they do not reoffend.
<b>7</b>	<b>Project Name</b>	CD Administration
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$116,700 Tax Increment Financing: \$35,000 HOME: \$25,000 NSP program income: \$10,000

	<b>Description</b>	Staff costs associated with running programs which include but not limited to salaries, travel, supplies, etc.
	<b>Target Date</b>	6/01/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Administration activities
	<b>Location Description</b>	City Hall - 407 Grant Street, Wausau
	<b>Planned Activities</b>	Funding will assist in salaries and benefits for employees, travel expenses, and daily office administration activities.
<b>8</b>	<b>Project Name</b>	Homeowner Rehabilitation
	<b>Target Area</b>	Citywide East Towne Neighborhood Association Longfellow Neighborhood Association Werle Park Westies Neighborhood Association
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Concerns
	<b>Funding</b>	CDBG: \$56,950 + revolving loans funds received throughout the year
	<b>Description</b>	Homeowner rehabilitation designed to assist extremely low to moderate income households with necessary repairs, deferred maintenance items and/or code violations.
	<b>Target Date</b>	6/01/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 6 income-qualified households will benefit from this program.
	<b>Location Description</b>	This program is available to all City of Wausau residents.

	<b>Planned Activities</b>	Activities consist of necessary home repairs needed to bring the property up to code and make it decent, safe and sanitary for the homeowner to be able to keep and stay in their home. Such activities can include electrical, plumbing, HVAC upgrades, insulation, roof, siding, window replacement, etc.
9	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	N/A – City-wide
	<b>Goals Supported</b>	Job Creation
	<b>Needs Addressed</b>	Economic Development Concerns
	<b>Funding</b>	CDBG: \$100,000 Tax Increment Financing: \$75,000
	<b>Description</b>	Includes acquisition, rehabilitation, installation of commercial or industrial improvements; financial assistance for business expansion, retention in neighborhoods and economic development services, to include providing technical assistance for marketing, workshops, referrals, formal technical assistance and other related activities.
	<b>Target Date</b>	6/01/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8-10 new jobs will be assisted in either new business start-ups or expansion of current businesses.
	<b>Location Description</b>	This project can assist businesses city-wide.
	<b>Planned Activities</b>	Activities consist of business start-up costs and/or expansion costs. Assistance will be provided as a loan to the clients.
10	<b>Project Name</b>	Blight Elimination
	<b>Target Area</b>	City wide
	<b>Goals Supported</b>	Blight Elimination
	<b>Needs Addressed</b>	Blight Concerns

	<b>Funding</b>	CDBG: \$75,000 Tax Increment Financing: \$50,000
	<b>Description</b>	Funding can assist with the purchase and demolition of blighted properties for redevelopment, with the testing and/or remediation of contaminations to a blighted property, or other activities that will assist with the cleanup of a blighted area.
	<b>Target Date</b>	6/01/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1 - 2 buildings
	<b>Location Description</b>	This activity can be utilized through the City of Wausau's corporate limits.
	<b>Planned Activities</b>	Activities can consist of acquisition and demolition of blighted properties, site investigations or any other environmental type of remediation associated with blighted properties
<b>11</b>	<b>Project Name</b>	Sidewalk Reconstruction
	<b>Target Area</b>	Jefferson, Washington, Jackson and Forest Streets, bus depot on 500 block of Washington & Jefferson Streets
	<b>Goals Supported</b>	Public facility reconstruction
	<b>Needs Addressed</b>	Neighborhood Concerns
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Rebuilding of deteriorated sidewalks and installation of ADA compliant curb ramps in income qualified census tract areas.
	<b>Target Date</b>	7/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	132 residential properties will benefit from this activity.

	<b>Location Description</b>	N. 6 <sup>th</sup> Street east to railroad tracks, Jefferson Street south to Forest Street, Wausau Area Transit Bus Depot/Transfer site located on Washington Street – all in Census Tract 1
	<b>Planned Activities</b>	This activity consists of rebuilding deteriorated sidewalks and installation of ADA curb ramps in the identified areas. The project will remove the deteriorated pavement and replace with new to provide safe walkable neighborhoods. This includes the Wausau Transit Bus Depot which will create a safer, walkable area.

**Table 8 – Project Summary**

For the initial 2018 Action Plan that was advertised and submitted for public comment used an anticipated amount of \$530,000. After the actual allocation amount of \$583,650 was received, it was determined to be more than a 10% difference from the anticipated amount. Based on that, another public hearing was held and the Citizens Advisory Committee allowed the additional amounts. From there the proposed program year was forwarded onto our City Council for their final approval and then forwarded onto HUD.

The Citizen’s Advisory Committee struggles each year with the distribution process. There are so many great organizations that work with extremely-low to low-income households. All organizations meet different needs of those citizens. With the 15% cap on Public Service activities, it is very difficult not to fund some of these agencies. Committee members have lively, but respectful, debates as to what the greater needs of the community are and where the funding would be best utilized.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The geographic area for the entitlement is the City of Wausau’s corporate limit. There are no "targeted areas associated with any of the programs that have been set up. We work with income qualifying Neighborhood Associations but no new projects have been identified so we did not fund that activity this year. One could argue that the Sidewalk Reconstruction program is in a “targeted area” since it is located in the East Towne Neighborhood. This project was determined due to the condition of the sidewalk not because it was in that particular association.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
East Towne Neighborhood	<b>28%</b>

**Table 9 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Community Development does not “target” areas for funding. Community Development Block Grant funds assists all residents citywide. There are no priorities that we use to judge projects – as long as they meet the income and all other requirements set for by HUD, projects are evaluated based on availability of funding and the needs of the community.

### **Discussion**

As indicated above, there are no targeted areas for Community Development Block Grant Funds to be allocated to.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of Wausau offers many programs that assist with affordable housing. Those programs are the Housing Counseling Program, Downpayment Assistance Program, the Homeowner Rehabilitation Loan Program, the Rental Rehabilitation Loan Program, and Lead Based Paint Reduction Program. Staff is able to continue purchasing foreclosed, vacant properties for demolition and new construction or rehabilitation. Once the home is completed, it is then sold to an income qualifying household. These programs are not just funded with Community Development Block Grant Funds - HOME, HCRI, NSP, TIF and other funding sources are used to keep these program up and running.

The Wausau Community Development Authority owns and operates 149-units for elderly and/or disabled persons, 35 assisted living units, and 46 public housing units. They also operate the Housing Choice Voucher program. All of these program assist with make housing affordable to moderate – to extremely-low income households.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	65
Non-Homeless	45
Special-Needs	14
Total	124

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	380
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	2
Total	394

**Table 11 - One Year Goals for Affordable Housing by Support Type**

### Discussion

As mentioned above, the Community Development Department offers many programs to assist with Affordable Housing. These programs are as follows:

Housing Counseling – Choices are discussed as to whether a client is ready to purchase a home or needs additional time renting until they are ready for homeownership. All the aspects of homeownership are

discussed through this one-on-one counseling. This program is funded through HOME, Downpayment Plus, WHEDA and clients fees.

Downpayment Assistance – Low interest loan to assist income qualified homebuyers with the downpayment and/or closing costs of purchasing a home. Loan amount is between \$2,000 and \$6,000. Loan amount is determined by the lender as to how much gap financing is needed to make the home purchase come together. Clients must purchase the home within the City of Wausau’s limits and must utilize at least \$1,000 of their own funds towards the purchase. This program is funded through HOME and HCRI (Housing Cost Reduction Initiative).

Homeowner Rehabilitation Program – Assistance in the form of a low interest loan to assist with deferred maintenance items. Client must fall under HUD’s income guidelines and the home must be located within the City of Wausau’s corporate limits. This program is funded through Community Development Block Grant and HOME funds.

Rental Rehabilitation Loan Program – Low interest loan to assist landlords make necessary repairs to rental properties located within the City of Wausau. The landlord guarantees they will make the rental units available to income qualifying households and charge no more than HUD’s determined “fair market rents”. This program is funded through recycled HOME funds.

Lead Based Paint Reduction Program – Works in conjunction with all residential rehabilitation loan programs. Lead based paint hazards are identified and repaired so the property is lead safe for its occupants. Lead based paint education is provided to the occupants to ensure the safety of all possible children coming to the home. This program is funded through all our rehabilitation programs - CDBG, HOME, and NSP.

Neighborhood Revitalization Program – Federal funds are used towards the purchase of vacant, foreclosed properties in approved census tracts throughout the city. The property is then either demolished and rebuilt or rehabilitated. After the home is complete, it is placed for sale to an income qualifying household. This program is funded through NSP/HOME and CDBG.

Rental Assistance is provided through the Wausau Community Development Authority. All public housing unit rents are calculated so approved tenants only pay 30% of their adjusted gross income towards rent. The Housing Choice Voucher program assists approved tenants with rent for a privately-owned unit they find. The rental unit must pass inspection in order to receive assistance.

Special Needs Housing – The City of Wausau owns two buildings that house special needs clients. The Bissel Street Home is for severely disabled males. North Central Health Care rents the property from the City in turn they provide the services for these clients. Many have spent their entire adult lives at this place. The Fulton Street Apartments is a six-unit apartment complex that is rented to special needs tenants. This is a more independent style living; however, North Central Health Care does rent out space so there is staff on hand 24/7 to assist with their individual needs. All tenants must fall under HUD’s income limits and only pay 30% of their income towards rent.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The role of the Wausau Community Development Authority (WCDA) is to administer housing programs for low income persons and families as well as assist with the redevelopment needs of the City of Wausau. The WCDA operates Riverview Towers LLC, a 149 unit, mixed-finance (LIHTC layered with Public Housing) project, available to income qualifying near-elderly, elderly and handicapped individuals. This development recently converted to project based voucher HAP funding via HUD's Rental Assistance Demonstration (RAD). In addition, the WCDA owns and operates Riverview Terrace Assisted Living, a 36-unit Residential Care Apartment Complex (RCAC) for income-qualifying, frail elderly. The WCDA also owns and operates 46 units of scattered site public housing as well as administers a Section 8 Housing Choice Voucher (HCV) program.

### **Actions planned during the next year to address the needs to public housing**

The WCDA will continue the leasing, management and maintenance of its public housing units and look for ways to prolong the useful life and affordability of those units within its portfolio. 2018 will mark the fourth year of the WCDA's most recent 5-Year Capital Improvement Plan. This plan outlines the strategic use of its capital funding and the projected improvements planned for their 46 units of scattered site public housing. Those improvements include bathroom and kitchen upgrades, roof replacements, landscaping, concrete and driveway repairs, as well as brick and siding repairs.

The WCDA will continue to market its HCV program to private landlords to increase owner acceptance of the program. To maintain program integrity, the WCDA will also continue to effectively screen applicants and approve rental units meeting housing quality standards and rent reasonableness. This will ensure additional safe and affordable housing units within the City of Wausau.

The WCDA will continue to affirmatively further fair housing by taking meaningful actions to address historic patterns of segregation, promote fair housing choice, and foster a community that is free from discrimination.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The WCDA educates their public housing residents on the Downpayment Assistance Program the Community Development Department (CDD) offers. The residents are encouraged to speak with CDD staff to discuss homeownership and homebuyer education. The CDA also offers budgeting classes for their tenants in which they are encouraged to develop financial goals. With the assistance of a budget, we hope there will be more successful tenants becoming homeowners in the future.

The CDA encourages tenants to become more involved and are encouraged to attend regular resident meetings as well as participate through the Resident Advisory Board. The Community Development Authority's board includes one resident commissioner.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A – The Community Development Authority is not designated as a troubled PHA.

**Discussion**

The access to affordable, safe housing is a high priority for the City of Wausau. Riverview Towers, Riverview Terrace, the Scattered Sites and Housing Choice Voucher programs are essential for Wausau's citizens who cannot afford market rents. If these programs are eliminated, these families will not be able to afford safe housing and may end up homeless - which creates another problem.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Community Development staff is a part of the United Way of Marathon County's Homeless Coalition. This coalition consists of all local housing agencies that work with homeless and housing issues in general. In working together, agencies better understand what each other does and how their clients can be better assisted. Staff will continue to work with this coalition to continue working toward an end to homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

- \* To continue to work with the Salvation Army to find a new location and build a better shelter with all their needs under one roof. Unfortunately, this has taken time and will continue to take time.
- \* To work with Northcentral Community Action to find other apartments that will better house the Hand-in-Hand program's clients.
- \* To continue to work with the United Way's Housing and Homeless committee to find additional avenues to assist the ever-growing homeless population in Wausau.
- \* To continue to work with Catholic Charities with their Warming Shelter and Beyond Shelter programs which address the needs of the homeless population.
- \*To continue working with Catholic Charities to secure funding to assist with foreclosure prevention counseling and assistance.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

All the local shelters provide in-depth case management with each of their clients. They are able to connect their clients with other programs that can assist them to meet their goals – whether it is applying for social security disability income, gaining additional education to learn a trade, addressing alcohol and/or drug abusive behaviors, etc. All of these obstacles take time to overcome. It is imperative that the shelters work with the transitional housing organizations so clients coming out of the shelters have other housing options if their goals are going to take longer than 90 days to accomplish.

The Salvation Army has started a new program called Street Outreach. This program assists those individuals who do not qualify to stay in the shelter – typically due to drug and/or alcohol addiction. The services offered are the same as those that can stay at the shelter – case management, transportation vouchers, clothing, meals, showers, etc. Case management tries to connect them with agencies that can help towards recovery, but the clients need to want those services.

The Warming Shelter, a past sub-recipient of Block Grant funding, will be open for its fourth year at their new facility. This facility not only provides a warm place to stay overnight, it provides two hot meals, the ability to take a shower and to do one's laundry. Staff works on gaining the client's trust so they will be more open to case management. As discussed above, the ability to provide case management is huge so the client can understand the obstacles they face, to develop a plan, and work towards that plan so they can find and afford suitable, long-term housing.

The Women's Community, a prior sub-recipient of Block Grant funding, opened their new "home" which provides a more safe and friendly environment for victims of domestic violence. Each room has their own bathroom and provides more privacy for the individuals/families. Even though this new facility can house many more clients than their previous location, it is also filled to capacity. Clients also receive in-depth case management because typically they are dealing with more issues than just homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

All the local shelters provide in-depth case management with each of their clients. They are able to connect their clients with other programs that can assist them to meet their goals – whether it is applying for social security disability income, gaining additional education to learn a trade, addressing alcohol and/or drug abusive behaviors, financial education, etc. All of these obstacles take time to overcome. It is imperative that the shelters work with the transitional housing organizations so clients coming out of the shelters have other housing options if their goals are going to take longer than 90 days to accomplish. The need for additional transitional housing options is huge in Wausau and staff is working with potential other providers to help develop additional units.

The Salvation Army's homeless shelter is constantly full. Their current facility has two dorm-like rooms – one for males and one for females. They have one room to house families. These past few years, the need for additional family rooms has increased. Clients are being housed at local motels due to not having room at the shelter. The support services they offer are held at another building down the block. Community Development will continue to work with the Salvation Army to find a new location and build a better shelter with all their needs under one roof. Unfortunately, this has taken time and will continue to take time.

Hand-in-Hand Housing is a collaboration program with the City of Wausau, Northcentral Community Action, Salvation Army, Women's Community and Catholic Charities. Since the fourplex that the City of Wausau currently owns will be lost due to a redevelopment project, other housing units will be needed. Northcentral Community Action is working with local landlords to identify potential units so tenants can stay for a longer term. The rent for the initial 6-months will still be paid for by a local foundation but the tenant can stay as long as they can afford the rent. This will provide more stability in the family – not having to uproot them and, in some cases, the need to change school districts for the kids once again.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that**

**individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Catholic Charities' Beyond Shelter program provides housing for the "hardest" to shelter men. Because of the makeup of the house, they are only able to house males. The program is mirrored to the Housing First model and works with the clients on their individual needs. Many have addictions that they are working to overcome. With this model the client will not lose their housing if they fall back into bad habits – they are encouraged to move forward in their goals. There are no hard rules of how long the client can stay – as long as they need in order to be successful in the future. Since last year's pilot project began, they have had one overcome homelessness and secure permanent housing. Also due to the program's success, Catholic Charities has been able to secure another building in which they can assist another three clients.

Hand in Hand Housing assists homeless families with free housing for up to six-months. The rent is paid for by a local foundation. The clients must work with a case manager to identify the reason(s) they became homeless and develop a plan to become self-sufficient. The City of Wausau owns a fourplex in which clients are able to be housed for the 6-month period and then, if all goes well, will move onto permanent housing. This fourplex will be unavailable later in 2018, so Northcentral Community Action is working with local landlords to assist with the housing component. In theory, the "temporary" housing they move into may turn into their permanent housing which will help with stability in the family.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Public Housing units and Housing Choice Voucher programs must continue to receive federal funding to assist these very-low and extremely-low income households. Affordable housing units are in great demand and connecting these clients to them can be very difficult.

Foreclosure prevention is another program where additional funds are needed to assist those households who face losing their home due to loss of income, divorce, death in the family, medical reasons, etc. that have caused them to fall behind on their mortgage. The sooner these clients are able to be reached and assisted, the better chance they have to succeed. Unfortunately many individuals that are facing foreclosure wait until the Sheriff Sale is close before they reach out for help. By then, it is too late to assist.

Wheels to Work and Project Step Up are two agencies that assist low income clients. Both programs require budget and financial counseling. Wheels to Work assists clients with the ability (after

successfully completing the financial education portion) to receive an automobile with a zero percent loan. This will allow the client to obtain or keep a job which will, in turn, allow them to afford housing. Project Step Up is a mentoring program that works with a family to better their financial stability to allow them to afford housing and not become homeless.

Open Door of Marathon County works with recently released individuals from the Marathon County jail system. Since inmates are released at 5:00 A.M., it is difficult for them to accomplish anything until businesses open up. Many are released with the clothes they were arrested with and may not meet the attire needed for the season they are released. Open Door opens at 5:00 A.M. and provides them with breakfast and weather related clothing. Then if they are willing, offered the assistance of a case manager to work through their issues which may include housing, employment opportunities and even addiction issues. If clients have someone to help them overcome major issues, they have an increased chance of bettering their life and not reoffending.

The Joseph Project just started in Marathon County this past year. With the help of a local employer – Kolbe and Kolbe Millwork – eight individuals were able to secure a job. Program volunteers assist recently released inmates by providing necessary job skills to secure and hold a long-term job and matches them with a mentor who holds them accountable so they will succeed. This program is looking for additional employers to partner with, giving more individuals the tools they need to be successful.

## **Discussion**

Marathon County's Homeless Coalition is a strong coalition that is working together to fight homelessness. This initiative involves all the housing providers working together instead of against one another. Marathon County has dedicated non-profit agencies that continue to work together to better their community rather than having to worry about "stepping on each other toes". All the homeless providers have been changing their programs to require their clients go through in-depth counseling and develop plans that will enhance their ability to find and maintain permanent housing. Each agency has had several success stories and hopes to continue to be successful with this change in programming. Of course, the additional counseling costs money for each of the agencies and funding is always an issue.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Wausau's Analysis of Impediments (AI) to Fair Housing was updated in early 2016. As of the writing this plan, HUD made the announcement that the new Affirmatively Furthering Fair Housing plan that was to be due early 2019, is now on hold. The Community Development Department and Community Development Authority were collaborating to develop this plan and had received several responses to the Request for Proposals. Staff is now digesting this information to determine what would be the best way to move forward - either updating the current AI or moving forward with this new plan in hopes that HUD does not change the format of the new one.

Through the City's most recent AI, impediments were identified as lack of education of what fair housing means and how to report it, language barriers and outreach continue to be barriers, and the City's Fair Housing Ordinance is cumbersome and not understandable to citizens who may wish to use it. Ways to overcome those barriers and other affordable housing barriers are listed below:

Barriers to affordable housing still continue. New and more stringent code changes have been added and continue to drive up the cost of rehabilitation and new construction. The regulation on the lead based paint law for renovations significantly add to the cost of rehabilitation work.

All contractors who work in renovations are required to have at least their Lead Safe Renovator's License in addition to their Contractor's Licenses. Since continuing education is required for all contractors to maintain their Contractor's licenses, lead based paint education should be part of the required classes – not a separate license a contractor must pay separately to maintain. We have found several contractors are letting their certification expire because there is no policing of this requirement. Only agencies working with federal funds are requiring the certification - making it more difficult for our agency to maintain a contractor list that meet the necessary certifications.

Zoning and tax credits are a key factor in redevelopment projects and the reuse of properties for affordable housing. Many times the zoning request for a new construction, multi-family rental units that are deemed "affordable" are turned down by the neighbors complaining "Not in my backyard!" Tax credit projects also receive extra points if the proposed development is located in a qualified census tract. This increases the density of low and moderate-income instead of locating in other areas of the city.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

This past year the City had to place its Rental Licensing Ordinance on hold due to a lawsuit the Landlord Associations started against other municipalities with similar ordinances. Unfortunately, we have not

been able to see if it will have an adverse effect on low-income persons as the Landlord Association has claimed. Once this program has gone through the Court system and we find that we can continue, we will be able to analyze how it does negatively affect that clientele (or if any affect at all), we will relook at the Ordinance to see what can be done.

We will continue to be proponents of Tax Credit projects and try to educate everyone that affordable housing does not equate to bad tenants. With the prior tax credit projects Wausau was fortunate to receive, their tenants are almost all hard working families but cannot afford higher rents along with utilities, health care and food expenses.

We will continue to work with the City's Attorney's office to re-write our Fair Housing Ordinance to make it less cumbersome. Residents who submit a complaint to the City often feel that they are not begin heard in a timely manner due to the several steps the ordinance has in place.

We will work with the City's Planning and Zoning Division with the overview of our local ordinance to see if they pose negative effects or hinder the development of affordable housing.

**Discussion:**

The City of Wausau prides itself on promoting affordable housing throughout the City. We will continue to listen to our constituents to see where we might be falling short and to educate those that feel that low-income housing is not a priority in Wausau.

With the Affirmatively Furthering Fair Housing rule just being put on hold, the City of Wausau is unsure of how to move forward with either updating their AI or continue moving forward in preparing a new AFFH plan. Staff will work with HUD representatives to determine what the best course of action is.

In the meantime, the City of Wausau will continue to educate the community on fair housing issues. We will continue to print our rental and fair housing brochures and distribute them to all housing partners and public areas. The cost for these brochures was high in the beginning due to the development and initial design of them. Now with just the reprinting, staff anticipates the cost to be miniscule – just a couple hundred dollars a year.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

Community Development Block Grant funds continue to see decreases every year. Even though they may be small cuts from year to year, the overall impact is great. In the past five years, the City of Wausau has lost over \$200,000 in Block Grant Funding. Five years ago, our funding was well over \$700,000 – now it is hovering around the \$550,000 mark. This decrease impacts the amount of funding non-profits are able to utilize to assist the very-low income population. It forces a municipality to make tough decisions as to which programs can no longer be funded. With the increase of federal regulations and decrease of funding, it is difficult to operate important programs that assist low to moderate income households.

#### **Actions planned to foster and maintain affordable housing**

\*Continue to offer the Downpayment Assistance Program for income qualifying households which will reduce their first mortgage, lower their monthly mortgage payments, and will make the home affordable.

\* Continue the Homeowner Rehabilitation Loan program which offers a low interest loan to income qualifying households for necessary repairs. This allows the homeowner to keep their home affordable and safe for them to live in.

\* Continue to purchase vacant, foreclosed properties with recycled Neighborhood Revitalization Program funds. These properties will be revitalized using energy efficient standards which will make the property more affordable to live in once a new homeowner takes over.

\* Continue to offer the Rental Rehabilitation Loan Program for landlords so they can make the necessary improvements that will allow them keep their units rentable. With the low interest loan, the monthly payments should not create a burden on the landlord that they would need to increase the rents to a

\*Work with local developers to build either single-family homes that will be made available to low income homeowners or multi-unit apartment complexes in which will allocate at least a portion of the units to lower income tenants.

#### **Actions planned to reduce lead-based paint hazards**

\*Continue to perform lead risk assessments on properties built prior to 1978 to identify and correct lead based paint hazards as a part of the necessary renovations during both the Homeowner Rehabilitation Loan Program and the Rental Rehabilitation Loan Program.

\* Continue to educate new homebuyers of the hazards of lead based paint in older homes. This education is provided during the Homebuyer Education classes and then during the inspection process of the new home they are planning to purchase.

\*Continue to hire lead safe renovators, as a minimum, to complete all renovation projects on residential properties built prior to 1978.

\* Continue to work with the Marathon County Health Department to address Lead Hazard Reduction needs in the community.

### **Actions planned to reduce the number of poverty-level families**

\* Continue to collaborate with Get Smart Wausau Coalition to provide financial education.

\*Continue homebuyer education classes to educate clients in making wise choices on when it is the right time to purchase a home and what it means to be a homeowner.

\* Continue to work with agencies who assist very-low income households with case management, financial education, budgeting classes, etc. that assist with goal setting so they can become self-sustaining.

### **Actions planned to develop institutional structure**

Community Development staff will work together to make sure the plan is carried out according to the needs of the community. Staff will continue to work with community agencies and leaders to identify the ever changing needs and to adapt accordingly.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Wausau (and Marathon County as a whole) has great organizations. They all work together to address the needs of their clients. There are no agencies that “step on others toes” or try to “outdo” other agencies. We have been told that our community agencies are like no other within the state.

### **Discussion:**

As mentioned above, as all funding goes down, the ability to assist income-qualifying families also goes down. Many more families are "falling through the cracks" or have to wait a long time before they can receive assistance. Long waiting lists or no ability to apply for funding due to shortages only adds to the stress level of families in poverty.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City of Wausau allocates funding amounts each year according to federal regulations. Revolving loan funds are committed to additional projects as soon as the funds come in - there are no accounts with non-programmed balances. The City of Wausau does not have a Section 108 loan nor does it participate in float-funded activities.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0
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#### Discussion

By the start of this coming program year, the City of Wausau will not have any program income that has not been reprogrammed and/or expended. The City does have a revolving loan fund for its Homeowner Rehabilitation Loan Program in which these funds continue to be recycled for additional rehabilitation projects.

The City does not have a Section 108 loan guarantee, any urban renewal settlements, unused drawn funds or any float-funded activities. The City also did not have any funding allocated towards a specified "urgent need".